

# ECONOMIC DEVELOPMENT

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*The FY 2011-15 Capital Improvement Program encourages local economic development by promoting employment and cultural opportunities, supporting private development, and accentuating the City's unique characteristics.*



PIAZZA BERGAMO					
Department:	ECONOMIC DEVELOPMENT			Ranking:	GROUP A - CRITICAL PRIORITY
Project Status:	REVISION			Strategic Goal:	PROSPEROUS CITY
Start/Finish Dates:	JULY	2005	DEC	2012	Comp. Plan Principle: MAINTAIN QUALITY OF REDEVELOPED AREAS

**Project Description:**

This project will revitalize the Piazza Bergamo area, facilitating the plaza's use by the general public and tenants of abutting buildings, customers, and clients. The project will be an important enhancement to North Main Street and will reposition this area in conjunction with new surrounding development.

**Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):**

The improvements are intended to ensure that the Piazza reaches its full potential for public use through good urban design. A new plan will help the space to flow better for visitors and patrons to area businesses. It has been some time since the Piazza was constructed, and a makeover is much needed considering how downtown has grown. Improvements will make the space more comfortable through the addition of shade trees and new seating options. It will become a new destination for downtown and will function better for events as well.

**Method for Estimating Cost:**

Informal cost estimate.

**Project Status (As of January 1, 2010):**

Demolition of surrounding properties on the Woolworth block complete. The Piazza improvements will be in the planning stages as plans for abutting buildings are becoming more finalized.

**Other Special Considerations (Future Expansion/Special Features/Etc.):**

OMB estimate of operating costs reflects additional costs related to maintaining an improved Piazza Bergamo and accompanying streetscapes.

PROJECT ITEMS	FUNDING TO-DATE	FY 10/11 COST	FY 11/12 COST	FY 12/13 COST	FY 13/14 COST	FY 14/15 COST	TOTAL PROJECT COST
Planning/Design	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000
Site Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvements	\$1,400,000	\$0	\$3,000,000	\$0	\$0	\$0	\$4,400,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT COST</b>	<b>\$1,500,000</b>	<b>\$0</b>	<b>\$3,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,500,000</b>
PROJECT FUNDING SOURCES (LIST)	FUNDING TO-DATE	FY 10/11 EST. FUNDS	FY 11/12 EST. FUNDS	FY 12/13 EST. FUNDS	FY 13/14 EST. FUNDS	FY 14/15 EST. FUNDS	TOTAL PROJECT FUNDING
CBD Tax Increment Fund	\$1,410,000	\$0	\$3,000,000	\$0	\$0	\$0	\$4,410,000
Property Sales	\$90,000	\$0	\$0	\$0	\$0	\$0	\$90,000
<b>TOTAL PROJECT FUNDING</b>	<b>\$1,500,000</b>	<b>\$0</b>	<b>\$3,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,500,000</b>
OPERATIONAL COSTS							
Operating Impact		\$0	\$0	\$15,000	\$15,750	\$16,538	\$47,288
Cumulative Operating Impact		\$0	\$0	\$15,000	\$30,750	\$47,288	\$47,288
FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00
Cumulative FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00

## CAROLINA FIRST CENTER HVAC

Department:	MANAGEMENT AND BUDGET	Ranking:	GROUP B - HIGH PRIORITY
Project Status:	CONTINUATION	Strategic Goal:	PROSPEROUS CITY
Start/Finish Dates:	MAR 2009 JUN 2011	Comp. Plan Principle:	MAINTAIN QUALITY OF REDEVELOPED AREAS

**Project Description:**

This project will complete the renovation of the Carolina First Center HVAC system. The first phase of the renovation was funded with stimulus funds that have been awarded to the City. The second phase will be addressed with a performance contract during 2010. The third phase will replace the cooling tower.

**Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):**

The cooling tower is rusted and deteriorated. If the tower fails, it will render the air conditioning system inoperable. Replacement of the cooling tower does not save energy, so it was not included within the performance contracting project.

**Method for Estimating Cost:**

Vendor has estimated the cost of cooling tower at \$350,000.

**Project Status (As of January 1, 2010):**

Specifications for replacement of the cooling tower have been written.

PROJECT ITEMS	FUNDING TO-DATE	FY 10/11 COST	FY 11/12 COST	FY 12/13 COST	FY 13/14 COST	FY 14/15 COST	TOTAL PROJECT COST
Planning/Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$978,400	\$0	\$350,000	\$0	\$0	\$0	\$1,328,400
Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT COST</b>	<b>\$978,400</b>	<b>\$0</b>	<b>\$350,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,328,400</b>
PROJECT FUNDING SOURCES (LIST)	FUNDING TO-DATE	FY 10/11 EST. FUNDS	FY 11/12 EST. FUNDS	FY 12/13 EST. FUNDS	FY 13/14 EST. FUNDS	FY 14/15 EST. FUNDS	TOTAL PROJECT FUNDING
State Accommodations Tax Fund	\$165,000	\$0	\$0	\$0	\$0	\$0	\$165,000
Sunday Alcohol Permits Fund	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000
Energy Efficiency Block Grant	\$713,400	\$0	\$0	\$0	\$0	\$0	\$713,400
Certificate of Participation - Series 2012	\$0	\$0	\$350,000	\$0	\$0	\$0	\$350,000
<b>TOTAL PROJECT FUNDING</b>	<b>\$978,400</b>	<b>\$0</b>	<b>\$350,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,328,400</b>
OPERATIONAL COSTS							
Operating Impact		\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Operating Impact		\$0	\$0	\$0	\$0	\$0	\$0
FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00
Cumulative FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00

## CAROLINA FIRST CENTER ROOF REPLACEMENT

Department:	MANAGEMENT AND BUDGET	Ranking:	N/A
Project Status:	CONTINUATION	Strategic Goal:	PROSPEROUS CITY
Start/Finish Dates:	JULY 2009 JUN 2011	Comp. Plan Principle:	MAINTAIN QUALITY OF REDEVELOPED AREAS

**Project Description:**

This project will replace the roof membrane over Halls 1 and 2 of the Carolina First Center.

**Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):**

The existing roof is deteriorating through normal wear and tear. Consultants have recommended it be replaced no later than 2011. This will avoid leaks and maintain structural integrity.

**Method for Estimating Cost:**

Current construction prices.

**Project Status (As of January 1, 2010):**

Vendor selection is underway.

PROJECT ITEMS	FUNDING TO-DATE	FY 10/11 COST	FY 11/12 COST	FY 12/13 COST	FY 13/14 COST	FY 14/15 COST	TOTAL PROJECT COST
Planning/Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvements	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$2,000,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT COST</b>	<b>\$2,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,000,000</b>
PROJECT FUNDING SOURCES (LIST)	FUNDING TO-DATE	FY 10/11 EST. FUNDS	FY 11/12 EST. FUNDS	FY 12/13 EST. FUNDS	FY 13/14 EST. FUNDS	FY 14/15 EST. FUNDS	TOTAL PROJECT FUNDING
Certificate of Participation - Series 2010	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$2,000,000
<b>TOTAL PROJECT FUNDING</b>	<b>\$2,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,000,000</b>
OPERATIONAL COSTS							
Operating Impact		\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Operating Impact		\$0	\$0	\$0	\$0	\$0	\$0
FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00
Cumulative FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00

## CAROLINA FIRST CENTER PARKING LOTS

Department:	MANAGEMENT AND BUDGET	Ranking:	GROUP C - MEDIUM PRIORITY
Project Status:	NEW PROJECT	Strategic Goal:	PROSPEROUS CITY
Start/Finish Dates:	JULY 2011	JULY 2012	Comp. Plan Principle: MAINTAIN QUALITY OF REDEVELOPED AREAS

**Project Description:**

This project will repave, restripe, and improve landscaping in the Carolina First Center's parking lots.

**Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):**

The Carolina First Center's parking lots are in need of repaving and restriping. Landscaping in the parking lots could also be improved.

**Method for Estimating Cost:**

Parking lot repaving costs were estimated by the Public Works Department.

**Project Status (As of January 1, 2010):**

Repaving specifications have been developed.

**Other Special Considerations (Future Expansion/Special Features/Etc.):**

Funding for a lighting plan has not been included.

PROJECT ITEMS	FUNDING TO-DATE	FY 10/11 COST	FY 11/12 COST	FY 12/13 COST	FY 13/14 COST	FY 14/15 COST	TOTAL PROJECT COST
Planning/Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvements	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT COST</b>	<b>\$0</b>	<b>\$0</b>	<b>\$250,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$250,000</b>
PROJECT FUNDING SOURCES (LIST)	FUNDING TO-DATE	FY 10/11 EST. FUNDS	FY 11/12 EST. FUNDS	FY 12/13 EST. FUNDS	FY 13/14 EST. FUNDS	FY 14/15 EST. FUNDS	TOTAL PROJECT FUNDING
Certificate of Participation - Series 2012	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000
<b>TOTAL PROJECT FUNDING</b>	<b>\$0</b>	<b>\$0</b>	<b>\$250,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$250,000</b>
OPERATIONAL COSTS							
Operating Impact		\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Operating Impact		\$0	\$0	\$0	\$0	\$0	\$0
FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00
Cumulative FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00

## CAROLINA FIRST CENTER CONFERENCE CENTER

Department:	MANAGEMENT AND BUDGET	Ranking:	GROUP D - LOW PRIORITY
Project Status:	REVISION	Strategic Goal:	PROSPEROUS CITY
Start/Finish Dates:	JUN 2011	JUN 2012	Comp. Plan Principle: MAINTAIN QUALITY OF REDEVELOPED AREAS

**Project Description:**

This project will complete the interior renovation of the Carolina First Center by re-carpeting the Conference Center and re-covering the divisible walls in the Conference Center.

**Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):**

The carpet in the Conference Center is almost twenty years old. It is heavily worn, and its appearance is not in keeping with the high quality appearance of the remainder of the building. This project would replace the carpet and would use a product that matches the carpet in the new entrance concourse. This project also includes refurbishment of the divisible walls in the Conference Center. Like the carpet, the wall coverings are almost 20 years old and are battered from routine use.

**Method for Estimating Cost:**

The City's architects estimated the carpet cost and the cost of the divisible wall refurbishment.

**Project Status (As of January 1, 2010):**

Specifications are available for the carpet and divisible walls and an order could be placed immediately. Painting conference center walls to coordinate with the carpet has already been completed.

PROJECT ITEMS	FUNDING TO-DATE	FY 10/11 COST	FY 11/12 COST	FY 12/13 COST	FY 13/14 COST	FY 14/15 COST	TOTAL PROJECT COST
Planning/Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$380,000	\$0	\$0	\$0	\$380,000
Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT COST</b>	<b>\$0</b>	<b>\$0</b>	<b>\$380,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$380,000</b>
PROJECT FUNDING SOURCES (LIST)	FUNDING TO-DATE	FY 10/11 EST. FUNDS	FY 11/12 EST. FUNDS	FY 12/13 EST. FUNDS	FY 13/14 EST. FUNDS	FY 14/15 EST. FUNDS	TOTAL PROJECT FUNDING
Certificate of Participation - Series 2012	\$0	\$0	\$380,000	\$0	\$0	\$0	\$380,000
<b>TOTAL PROJECT FUNDING</b>	<b>\$0</b>	<b>\$0</b>	<b>\$380,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$380,000</b>
OPERATIONAL COSTS							
Operating Impact		\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Operating Impact		\$0	\$0	\$0	\$0	\$0	\$0
FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00
Cumulative FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00

## RIVERPLACE PHASE IIB

Department:	<u>ECONOMIC DEVELOPMENT</u>	Ranking:	<u>N/A</u>
Project Status:	<u>REVISION</u>	Strategic Goal:	<u>PROSPEROUS CITY</u>
Start/Finish Dates:	<u>JULY 2011</u> <u>UNDETERMINED</u>	Comp. Plan Principle:	<u>MAINTAIN QUALITY OF REDEVELOPED AREAS</u>

**Project Description:**

This project will provide the continuation of improvements to the riverfront to match the adjacent RiverPlace Phases I and IIA.

**Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):**

This project supports the Council's commitment to the ongoing revitalization of the downtown and improvements to the Reedy River and meets the Strategic Goal of creating a prosperous city. This also supports the Comprehensive Plan principle to encourage a mixture of uses and create safe, walkable spaces and accessible destinations.

**Method for Estimating Cost:**

Estimate based on development agreement commitments. Operating costs reflect additional landscape and lighting costs.

**Project Status (As of January 1, 2010):**

The project is on hold. Funding is being redirected temporarily for the West End Property Acquisition project and will be restored in FY 2011-12.

PROJECT ITEMS	FUNDING TO-DATE	FY 10/11 COST	FY 11/12 COST	FY 12/13 COST	FY 13/14 COST	FY 14/15 COST	TOTAL PROJECT COST
Planning/Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvements	\$1,668,000	(\$1,323,000)	\$1,323,000	\$0	\$0	\$0	\$1,668,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT COST</b>	<b>\$1,668,000</b>	<b>(\$1,323,000)</b>	<b>\$1,323,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,668,000</b>
PROJECT FUNDING SOURCES (LIST)	FUNDING TO-DATE	FY 10/11 EST. FUNDS	FY 11/12 EST. FUNDS	FY 12/13 EST. FUNDS	FY 13/14 EST. FUNDS	FY 14/15 EST. FUNDS	TOTAL PROJECT FUNDING
Greenville Water System	\$245,000	\$0	\$0	\$0	\$0	\$0	\$245,000
Parking Fund	\$285,000	(\$285,000)	\$0	\$0	\$0	\$0	\$0
West End Tax Increment Fund	\$768,000	(\$768,000)	\$1,323,000	\$0	\$0	\$0	\$1,323,000
Property Sales	\$370,000	(\$270,000)	\$0	\$0	\$0	\$0	\$100,000
<b>TOTAL PROJECT FUNDING</b>	<b>\$1,668,000</b>	<b>(\$1,323,000)</b>	<b>\$1,323,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,668,000</b>
OPERATIONAL COSTS							
Operating Impact		\$0	\$0	\$0	\$20,000	\$21,000	\$41,000
Cumulative Operating Impact		\$0	\$0	\$0	\$20,000	\$41,000	\$41,000
FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00
Cumulative FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00



PENDLETON WEST					
Department:	ECONOMIC DEVELOPMENT			Ranking:	N/A
Project Status:	CONTINUATION			Strategic Goal:	CITY OF NEIGHBORHOODS
Start/Finish Dates:	OCT	2005	JUN	2011	Comp. Plan Principle: ENCOURAGE MIXTURE OF HOUSING TYPES AND DESIGNS

**Project Description:**

In May 2004, the City of Greenville and the Greenville Local Development Corporation (GLDC) entered into a development agreement with the Randolph Group for the redevelopment of the former Relax Inn and General Hospital sites. The Randolph Group has constructed single family homes, townhomes, and an office building. The final phase of the project will consist of eight commercial/residential buildings on Pendleton Street. Completion of the final phase has been delayed due to economic conditions.

The City and the GLDC had committed a total of \$199,000 for a contribution towards the public improvements for the project. The Randolph Group is being reimbursed upon submittal of invoices to the City and review by City Engineering staff. Although much of the streetscaping has been completed, the work related to the final phase of the project has not been completed. The currently budgeted funds will need to be continued until they are expended.

**Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):**

This project is mandated by the development agreement executed by the City of Greenville and the Randolph Group in 2004. In addition, the project will serve to assist with the completion of public improvements related to a significant residential and mixed-use development located in the West End area of downtown. The project will result in the private investment of a minimum of \$11 million and the creation of over 60 new residential units and new commercial buildings for the City. The project will also serve as a major catalyst for additional private investment in this area.

**Method for Estimating Cost:**

Developer's estimates for construction costs.

**Project Status (As of January 1, 2010):**

Construction of remaining streetscape will continue when economic conditions justify completion of the final phase of the mixed-use development.

PROJECT ITEMS	FUNDING TO-DATE	FY 10/11 COST	FY 11/12 COST	FY 12/13 COST	FY 13/14 COST	FY 14/15 COST	TOTAL PROJECT COST
Planning/Design	\$12,500	\$0	\$0	\$0	\$0	\$0	\$12,500
Site Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvements	\$186,500	\$0	\$0	\$0	\$0	\$0	\$186,500
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT COST</b>	<b>\$199,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$199,000</b>
PROJECT FUNDING SOURCES (LIST)	FUNDING TO-DATE	FY 10/11 EST. FUNDS	FY 11/12 EST. FUNDS	FY 12/13 EST. FUNDS	FY 13/14 EST. FUNDS	FY 14/15 EST. FUNDS	TOTAL PROJECT FUNDING
General Obligation Bond - 2003	\$112,500	\$0	\$0	\$0	\$0	\$0	\$112,500
Greenville Local Development Corporation	\$86,500	\$0	\$0	\$0	\$0	\$0	\$86,500
<b>TOTAL PROJECT FUNDING</b>	<b>\$199,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$199,000</b>
OPERATIONAL COSTS							
Operating Impact		\$1,000	\$1,050	\$1,103	\$1,158	\$1,216	\$5,527
Cumulative Operating Impact		\$1,000	\$2,050	\$3,153	\$4,311	\$5,527	\$5,527
FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00
Cumulative FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00

CITY HALL PLAZA					
Department:	ECONOMIC DEVELOPMENT			Ranking:	N/A
Project Status:	CONTINUATION			Strategic Goal:	PROSPEROUS CITY
Start/Finish Dates:	SEP	2007	JUN	2011	Comp. Plan Principle: ENCOURAGE SUSTAINABLE GROWTH

**Project Description:**

The City sold the former Fire Department headquarters, plaza, and accompanying parking garage to be redeveloped as a mixed-use project with a hotel, office, and retail uses. In addition, the project will construct a public green with a water feature and restrooms for public use.

**Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):**

This project facilitates continued downtown development and creates additional tax base in the Central Business District.

**Method for Estimating Cost:**

Development agreement. Operating costs based on projected fountain and restroom maintenance needed.

**Project Status (As of January 1, 2010):**

Construction nearing completion.

PROJECT ITEMS	FUNDING TO-DATE	FY 10/11 COST	FY 11/12 COST	FY 12/13 COST	FY 13/14 COST	FY 14/15 COST	TOTAL PROJECT COST
Planning/Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvements	\$1,505,340	\$0	\$0	\$0	\$0	\$0	\$1,505,340
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT COST</b>	<b>\$1,505,340</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,505,340</b>
PROJECT FUNDING SOURCES (LIST)	FUNDING TO-DATE	FY 10/11 EST. FUNDS	FY 11/12 EST. FUNDS	FY 12/13 EST. FUNDS	FY 13/14 EST. FUNDS	FY 14/15 EST. FUNDS	TOTAL PROJECT FUNDING
Property Sales	\$1,505,340	\$0	\$0	\$0	\$0	\$0	\$1,505,340
<b>TOTAL PROJECT FUNDING</b>	<b>\$1,505,340</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,505,340</b>
OPERATIONAL COSTS							
Operating Impact		\$30,000	\$31,500	\$33,075	\$34,729	\$36,465	\$165,769
Cumulative Operating Impact		\$30,000	\$61,500	\$94,575	\$129,304	\$165,769	\$165,769
FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00
Cumulative FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00

## COMMERCIAL CORRIDORS

Department:	ECONOMIC DEVELOPMENT	Ranking:	GROUP B - HIGH PRIORITY
Project Status:	REVISION	Strategic Goal:	PROSPEROUS CITY
Start/Finish Dates:	JULY 2009 JULY 2015	Comp. Plan Principle:	ENCOURAGE REDEVELOPMENT AND INFILL FOR COMMERCIAL CORRIDORS

### Project Description:

This project will provide a ready source of funding for streetscape improvement projects associated with private development opportunities along the Commercial Corridors (e.g., Augusta Road, Laurens Road, Pleasantburg Drive, and Wade Hampton Boulevard). Improvements may include, but are not limited to, the installation of new landscaping, sidewalks, curb and gutter; the removal and replacement of existing deteriorated sidewalks, curb and gutter; and the purchase and installation of street furniture, signage, decorative lighting, and pedestrian signals. Expenditures will be evaluated and approved on the basis of need and anticipated return on investment. Whenever possible, projects will be planned and implemented using existing City staff and resources. Anticipated projects for FY 2010-11 include implementation of the Wade Hampton Boulevard Streetscape Plan.

### Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):

An available source of funding for streetscape improvements is needed in order to facilitate and promote private development along the Commercial Corridors. This project supports Council's commitment to the revitalization of the commercial corridors, and meets the Strategic Goal of creating a prosperous city and the Comprehensive Plan principle to encourage redevelopment and infill for commercial corridors.

### Method for Estimating Cost:

Informal estimate based on future development plans and opportunities, as well as funding needs from previous years. Operating costs based on project landscape maintenance expenses.

### Project Status (As of January 1, 2010):

Projects funded to date: Wade Hampton Boulevard Streetscape Plan; Wade Hampton landscaped medians at Bob Jones University; Augusta Road Fire Station Streetscape; 1401-1409 Lauren Road Streetscape; and the Façade Improvement Program.

PROJECT ITEMS	FUNDING TO-DATE	FY 10/11 COST	FY 11/12 COST	FY 12/13 COST	FY 13/14 COST	FY 14/15 COST	TOTAL PROJECT COST
Planning/Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvements	\$190,000	\$75,000	\$100,000	\$100,000	\$100,000	\$100,000	\$665,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT COST</b>	<b>\$190,000</b>	<b>\$75,000</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$665,000</b>
PROJECT FUNDING SOURCES (LIST)	FUNDING TO-DATE	FY 10/11 EST. FUNDS	FY 11/12 EST. FUNDS	FY 12/13 EST. FUNDS	FY 13/14 EST. FUNDS	FY 14/15 EST. FUNDS	TOTAL PROJECT FUNDING
Capital Projects Fund	\$190,000	\$5,000	\$100,000	\$100,000	\$100,000	\$100,000	\$595,000
Property Sales	\$0	\$70,000	\$0	\$0	\$0	\$0	\$70,000
<b>TOTAL PROJECT FUNDING</b>	<b>\$190,000</b>	<b>\$75,000</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$665,000</b>
OPERATIONAL COSTS							
Operating Impact		\$5,000	\$10,000	\$15,000	\$20,000	\$25,000	\$75,000
Cumulative Operating Impact		\$5,000	\$15,000	\$30,000	\$50,000	\$75,000	\$75,000
FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00
Cumulative FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00

## STONE AVENUE MASTER PLAN

Department:	ECONOMIC DEVELOPMENT	Ranking:	N/A
Project Status:	CONTINUATION	Strategic Goal:	PROSPEROUS CITY
Start/Finish Dates:	AUG 2009 JUN 2011	Comp. Plan Principle:	ENCOURAGE REDEVELOPMENT AND INFILL FOR COMMERCIAL CORRIDORS

### Project Description:

The Stone Avenue Master Plan will provide a master plan to guide future development and infrastructure in the Stone Avenue corridor between Rutherford Street and I-385. It will provide recommendations for new streetscapes, public space, and transportation improvements.

### Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):

Preparing a Stone Avenue Master Plan will provide land use recommendations in the Stone Avenue area, but also identify the necessary public improvements needed for continued revitalization of the area in concert with existing neighborhoods and stakeholders. This will further the Comprehensive Plan principle to encourage the redevelopment and infill of the City's commercial corridors.

### Method for Estimating Cost:

Contract cost.

### Project Status (As of January 1, 2010):

RFP process is complete and a contract is being issued.

PROJECT ITEMS	FUNDING TO-DATE	FY 10/11 COST	FY 11/12 COST	FY 12/13 COST	FY 13/14 COST	FY 14/15 COST	TOTAL PROJECT COST
Planning/Design	\$225,000	\$0	\$0	\$0	\$0	\$0	\$225,000
Site Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT COST</b>	<b>\$225,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$225,000</b>
PROJECT FUNDING SOURCES (LIST)	FUNDING TO-DATE	FY 10/11 EST. FUNDS	FY 11/12 EST. FUNDS	FY 12/13 EST. FUNDS	FY 13/14 EST. FUNDS	FY 14/15 EST. FUNDS	TOTAL PROJECT FUNDING
Viola Street Tax Increment Fund	\$225,000	\$0	\$0	\$0	\$0	\$0	\$225,000
<b>TOTAL PROJECT FUNDING</b>	<b>\$225,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$225,000</b>
OPERATIONAL COSTS							
Operating Impact		\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Operating Impact		\$0	\$0	\$0	\$0	\$0	\$0
FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00
Cumulative FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00

## WEST END PROPERTY ACQUISITION

Department:	<u>ECONOMIC DEVELOPMENT</u>	Ranking:	<u>GROUP A - CRITICAL PRIORITY</u>
Project Status:	<u>NEW PROJECT</u>	Strategic Goal:	<u>PROSPEROUS CITY</u>
Start/Finish Dates:	<u>JULY</u> 2010 <u>JUN</u> 2011	Comp. Plan Principle:	<u>ENCOURAGE SUSTAINABLE GROWTH</u>

**Project Description:**

This project will support the purchase of three parcels in the West End for the purpose of stimulating private development. The City will purchase property at appraised price from the Greenville Transit Authority which will be relocating to the proposed City Operations Center on Mauldin Road. The City will then prepare the property for resale and private redevelopment.

**Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):**

The parcels in question represent a strategic opportunity to support redevelopment on both Main Street and Augusta Street, and would represent a major opportunity for further revitalization in the West End.

**Method for Estimating Cost:**

Estimate of fair market value of the property. A property appraiser would be retained for a more accurate cost.

**Project Status (As of January 1, 2010):**

This is a new project.

PROJECT ITEMS	FUNDING TO-DATE	FY 10/11 COST	FY 11/12 COST	FY 12/13 COST	FY 13/14 COST	FY 14/15 COST	TOTAL PROJECT COST
Planning/Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Acquisition Costs	\$0	\$2,500,000	\$0	\$0	\$0	\$0	\$2,500,000
Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT COST</b>	<b>\$0</b>	<b>\$2,500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,500,000</b>
PROJECT FUNDING SOURCES (LIST)	FUNDING TO-DATE	FY 10/11 EST. FUNDS	FY 11/12 EST. FUNDS	FY 12/13 EST. FUNDS	FY 13/14 EST. FUNDS	FY 14/15 EST. FUNDS	TOTAL PROJECT FUNDING
West End Tax Increment Fund	\$0	\$2,500,000	\$0	\$0	\$0	\$0	\$2,500,000
<b>TOTAL PROJECT FUNDING</b>	<b>\$0</b>	<b>\$2,500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,500,000</b>
OPERATIONAL COSTS							
Operating Impact		\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Operating Impact		\$0	\$0	\$0	\$0	\$0	\$0
FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00
Cumulative FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00

PEACE CENTER					
Department:	CITY MANAGER			Ranking:	GROUP A - CRITICAL PRIORITY
Project Status:	NEW PROJECT			Strategic Goal:	CITY OF CULTURE AND RECREATION
Start/Finish Dates:	JULY	2010	JUN	2013	Comp. Plan Principle: EMPHASIZE UNIQUE COMMUNITY CHARACTERISTICS

**Project Description:**

The Peace Center has requested the City's assistance for additional public improvements at the facility. The improvements will improve accessibility to the performing arts center from Main Street and the Reedy River. The City's commitment is contingent upon the Peace Center raising \$7,500,000 in private assistance to match the City's contribution.

**Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):**

The project was endorsed by City Council via resolution during its January 25, 2010 meeting. The resolution stated the Council's intent to appropriate \$1,250,000 in FY 2010-11 and \$1,250,000 in FY 2011-12.

The project will support the ongoing redevelopment of the Reedy River corridor and will promote improved cultural opportunities for the community.

**Method for Estimating Cost:**

Development agreement.

**Project Status (As of January 1, 2010):**

This is a new project.

PROJECT ITEMS	FUNDING TO-DATE	FY 10/11 COST	FY 11/12 COST	FY 12/13 COST	FY 13/14 COST	FY 14/15 COST	TOTAL PROJECT COST
Planning/Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvements	\$0	\$1,250,000	\$1,250,000	\$0	\$0	\$0	\$2,500,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT COST</b>	<b>\$0</b>	<b>\$1,250,000</b>	<b>\$1,250,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,500,000</b>
PROJECT FUNDING SOURCES (LIST)	FUNDING TO-DATE	FY 10/11 EST. FUNDS	FY 11/12 EST. FUNDS	FY 12/13 EST. FUNDS	FY 13/14 EST. FUNDS	FY 14/15 EST. FUNDS	TOTAL PROJECT FUNDING
CBD Tax Increment Fund	\$0	\$1,250,000	\$1,250,000	\$0	\$0	\$0	\$2,500,000
<b>TOTAL PROJECT FUNDING</b>	<b>\$0</b>	<b>\$1,250,000</b>	<b>\$1,250,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,500,000</b>
OPERATIONAL COSTS							
Operating Impact		\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Operating Impact		\$0	\$0	\$0	\$0	\$0	\$0
FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00
Cumulative FTEs Added		0.00	0.00	0.00	0.00	0.00	0.00